



engineering and constructing a better tomorrow

June 15, 2011

Mr. Garnett Brown  
City of Atlanta  
Bureau of Planning  
55 Trinity Avenue  
Suite 3350  
Atlanta, Georgia 30303

**Subject:      Proposal for Environmental Consulting Services**  
Campbellton Plaza Shopping Center  
2020 Campbellton Road  
Atlanta, Georgia  
**MACTEC Project No. 6121-11-0019**

Dear Mr. Brown:

MACTEC Engineering and Consulting, Inc. (MACTEC) is pleased to submit this proposal for environmental consulting services at the above referenced property. This proposal presents a brief review of the project information made available to us, our proposed scope of services, and our schedule and proposed fee.

#### PROJECT INFORMATION

We understand that the City of Atlanta is requesting environmental consulting services as part of the potential revitalization of the Campbellton Road/Myrtle Drive Area. The services will be performed under the City of Atlanta's 2010 U.S. EPA Community Wide Brownfield Assessment Grant (BF 95461210-0).

This proposal, including the Scope of Services, is specifically subject to the conditions and assumptions described below. If any of this information is incorrect, please notify us so that we can modify our proposal if necessary.

MACTEC understands the subject site consists of an approximate 11-acre tract of land located at 2020 Campbellton Road in Atlanta, Fulton County, Georgia. The property is currently developed with an approximate 100,000 square foot strip shopping center and associated parking, plus four additional free

standing retail structures. A dry cleaner, New Plaza Cleaners, occupies one of the free standing structures which is situated on the southeast end of the property.

A Phase II Environmental Site Assessment was performed on the subject site in 1997 by Clayton Environmental. Soil and groundwater testing was conducted at two locations near the New Plaza Cleaners located on the southeast end of the property, and at three locations on the northwest end of the property near the intersection of Campbellton Road and DeLowe Drive. Reportedly, a former gasoline service station was present on the northwest corner of the property. The results of the limited Phase II assessment identified volatile organic compounds (VOCs) in the soil and groundwater. The Georgia Environmental Protection Division (EPD) Hazardous Site Response Program (HSRP) was notified of a release to soil and groundwater in July 1997. The HSRP determined that a release exceeding reportable quantities had not occurred and issued a "No Listing" dated September 25, 1997.

Reportedly, in 1998, 2009 and 2010 limited Phase II assessments were performed on the adjacent Shamrock Garden Apartments property to the east of the shopping center. Based on the information provided to MACTEC, it appears that soil and groundwater on Shamrock Garden Apartments property has been impacted by various VOCs which are commonly associated with dry cleaning products. Furthermore, it is our understanding that the Georgia Environmental Protection Division (EPD) was notified of the release to soil and groundwater identified on the Shamrock Garden Apartments property. The Georgia EPD then requested that an additional environmental assessment be performed on the shopping center site to determine the current extent of the soil and groundwater conditions at the New Plaza Cleaners.

MACTEC understands that additional environmental assessment data was collected on the subject site, but we have not received it. Nevertheless, as a result, the New Plaza Cleaners was listed on the Hazardous Site Inventory as Site No. 10908 for a "known release of Tetrachloroethene in soil at levels exceeding the reportable quantity," and the Shamrock Garden Apartments property was subsequently sub-listed.

### **PROPOSED SCOPE OF SERVICES**

Based on MACTEC's understanding of your needs, we propose to assist the City of Atlanta to develop an environmental strategy for the Campbellton Road/Myrtle Drive area. Our initial scope will consist of a Phase I research and reconnaissance effort of the shopping center property in order to develop a reasonable scope for a supplemental Phase II assessment.

MACTEC's assessment will include a review of environmental records and databases published by federal, state, and local agencies, a review of the history of the site, site reconnaissance, and interviews. MACTEC's ESA will include walking the site to the degree areas are accessible. In addition to the standard regulatory list review, MACTEC will also review any previous assessments made available and the regulatory files maintained by the Georgia EPD for additional information regarding regulatory status of the subject site's listing on the HSI.

Upon completion of our Phase I site reconnaissance, regulatory database and historical records review, a verbal summary of the environmental assessment will be presented. MACTEC will provide recommendations for additional assessment based on findings from the Phase I assessment.

### **REPORT**

The Phase I findings will be documented in an environmental report along with conclusions regarding regulatory issues indicated by the test results. Based on the data, a Phase II Work Plan including a scope and budget for additional testing will be provided. However, for planning and budgetary purposes, a reasonable estimate of activities will likely include a soil and groundwater sampling program comprised of six to eight monitoring wells and approximately fifteen to twenty soil borings. The actual scope of the Phase II program will be based on additional historical findings and/or the initial findings of this task. At that time, we will also consult with the City regarding an environmental strategy based on the City's goals for revitalization.

### **FEE AND SCHEDULE**

MACTEC proposes to provide services on a unit-rate basis in accordance with the Fee Schedule previously approved for City projects. Based on the proposed scope of services, we recommend the following budgets:

Phase I Report and Phase II Work Plan	\$4,000*
Phase II Environmental Sampling and Testing	\$45,000**

\* Note: At this time, we are only requesting authorization of the Phase I budget.

\*\* Ultimately, a combined Phase I/II report will be prepared as part of the Phase II budget.

## SCHEDULE

We can begin our Phase I services within one to two business days of receipt of written authorization to proceed. A verbal report of our findings will be provided within two weeks upon completion of the site work and document/records review. The Phase II Work Plan for the environmental sampling and testing program will be prepared for review and approval immediately after the Phase I findings are discussed. A draft combined Phase I/II report will be submitted within two weeks of the receipt of laboratory data.

## QUALIFICATIONS

The Phase I Environmental Site Assessment will not include non-scope issues such as sampling or evaluating for radon, mold, or ambient air quality, identifying ecological conditions or testing air, surface water, or drinking water for chemical contaminants. If desired, these issues can be addressed in a future scope of services.

MACTEC's reports will be prepared for the exclusive use and reliance of City of Atlanta under the contractual Terms and Conditions agreed to for this project. Other parties may rely on these reports, provided those parties execute mutually agreeable Terms and Conditions with MACTEC.


## AUTHORIZATION

By signing in the signature block below and returning the complete proposal to us, you are giving MACTEC authorization to proceed with the proposed work. Please note that the Terms and Conditions previously agreed to between MACTEC and the City of Atlanta in the existing project contract No. FC-5140 dated November 17, 2010 are an integral part of this proposal.


MACTEC appreciates the opportunity to be of service on this project. If you have any questions or require additional information, please contact MACTEC at 404-873-4761.

Sincerely,

**MACTEC Engineering and Consulting, Inc.**



Tyler Boyles  
Project Geologist



Charles T. Ferry  
Senior Principal Engineer

Phase I Budget of \$4,000 Acknowledged and Accepted:

\_\_\_\_\_  
Signature

Comments: \_\_\_\_\_

\_\_\_\_\_  
Name

\_\_\_\_\_  
Date